



**Gregg Hall Crescent, Lincoln**

**£270,000**

  
**MARTIN&CO**

# Gregg Hall Crescent, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£270,000

Date Available:  
Deposit:  
null

- Bay Fronted Home
- Desirable Location
- Modern and Well Presented
- Open Plan Kitchen Diner
- Driveway Parking
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D

Three bedroom semi-detached bay fronted home situated within the extremely popular Gregg Hall Crescent just off Hykeham Road. This well presented 1950s property comprises internally of an entrance hall, living room, open plan kitchen diner with rear sun room, three bedrooms and a bathroom. No chain.



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Gregg Hall Crescent is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

EPC Rating - D  
Council Tax Band - B  
Tenure - Freehold

**Entrance Hall**  
Double glazed entrance door with side panel, PVC side window, wood effect laminate flooring, radiator and a spot lit ceiling. Stairs with inset feature lighting rising to the first floor.

**Living Room**  
14'5" x 14'5"  
PVC bay fronted window, carpet flooring, ceiling and wall lighting, radiator and a wall mounted flame effect electric fire.

**Kitchen Diner**  
21'7" x 9'0"  
Base and eye level units with laminated work surfaces incorporating a breakfast bar, matching upstand and an inset ceramic sink and drainer. Fitted appliances to include an oven, hob with extractor over, integrated microwave and fridge freezer. Space and plumbing for both a washing machine and dishwasher. Wood effect laminate flooring, PVC window to the rear, Hive wireless thermostatic control, sliding patio doors leading to the sun room, radiator, ceiling and feature plinth lighting, PVC side door and the Veissmann combination boiler is housed. Pantry cupboard with a side PVC window houses the mains consumer unit and electric meter.

**Sun Room**  
9'11" x 8'0"  
Sliding patio doors to the garden, vinyl flooring, lighting and a vertical radiator.

**Stairs / Landing**  
PVC side window, carpet flooring, radiator, spot lit ceiling and access to the loft via a fitted ladder.

**Bathroom**  
9'2" x 5'5"  
Concealed cistern WC with a vanity sink and a P shaped bath with thermostatic rainfall shower head over and separate body sprayer. Feature tiled flooring, heated towel rail, PVC rear windows, spot lit ceiling and extractor.

**Bedroom**  
12'0" x 10'1"  
PVC window to the rear aspect, carpet flooring, spot lit ceiling and a radiator.

**Bedroom**  
13'11" x 12'1"  
PVC bay fronted window, carpet flooring, ceiling and wall lighting plus a radiator.

**Bedroom**  
9'3" x 7'10"  
PVC window to the front, carpet flooring, spot lit ceiling and a radiator.

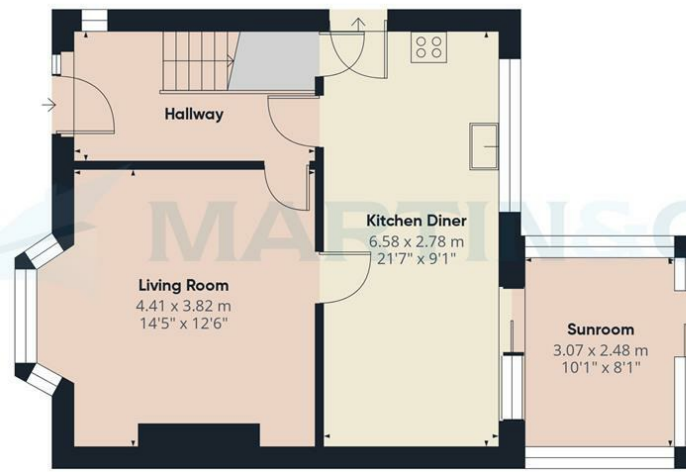


**Energy Efficiency Rating**

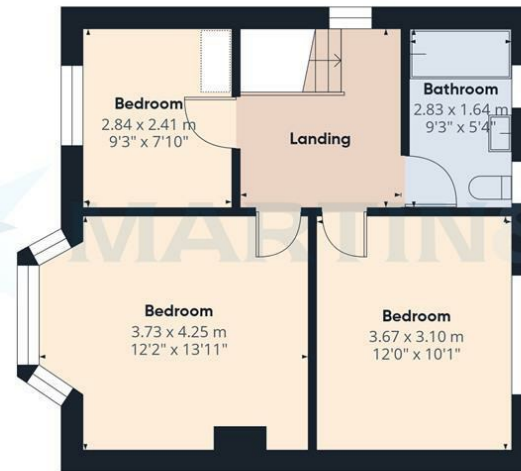
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>68</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>80</b>
	<b>66</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

95.2 m<sup>2</sup>  
1025 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.